

107.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

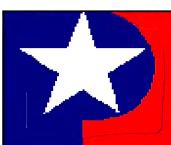
Total Card / Total Parcel

USE VALUE:

1,321,300 / 1,321,300

ASSESSED:

1,321,300 / 1,321,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
14		APACHE TR, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		11810.000	766,300	13,000	542,000	1,321,300			68492
									GIS Ref
									GIS Ref
									Insp Date
									05/29/09
									18428!

OWNERSHIP

Unit #:

Owner 1: KEUSSEYAN KHOREN & DORIEN M	
Owner 2: TRS/ DORIEN KEUSSEYAN REVOCAB	
Owner 3: KHOREN KEUSSEYAN REVOCABLE T	

Street 1: 14 APACHE TRAIL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KEUSSEYAN KHOREN & DORIEN M -

Owner 2: -

Street 1: 14 APACHE TRAIL

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .271 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1989, having primarily Stucco Exterior and 5323 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11810		Sq. Ft.	Site		0	70.	0.66	4									542,009						542,000	

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	766,300	13000	11,810.	542,000	1,321,300		Year end	12/23/2021
2021	101	FV	766,300	13000	11,810.	542,000	1,321,300		Year End Roll	12/10/2020
2020	101	FV	766,300	13000	11,810.	542,000	1,321,300		Year End Roll	12/18/2019
2019	101	FV	606,400	13500	11,810.	542,000	1,161,900	1,161,900	Year End Roll	1/3/2019
2018	101	FV	606,400	13500	11,810.	464,600	1,084,500	1,084,500	Year End Roll	12/20/2017
2017	101	FV	606,400	13500	11,810.	433,600	1,053,500	1,053,500	Year End Roll	1/3/2017
2016	101	FV	606,400	13500	11,810.	371,700	991,600	991,600	Year End	1/4/2016
2015	101	FV	542,000	13900	11,810.	332,900	888,800	888,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEUSSEYAN KHORE		1578-15	1	8/23/2021	Convenience		1	No	No	
D ANDRAIA DEBRA		1423-122		9/21/2012		955,000	No	No		
CIROLI MARY A /		1324-121		8/11/2006	Family		1	No	No	
D ANDRAIA DONAL		1288-169		8/5/2004	Family		1	No	No	
CIROLI MARY A/T		1288-148		8/3/2004	Family		1	No	No	
CIROLI MARY A/T		1260-26		10/31/2002	Family		1	No	No	
DANDRAIA DONALD		1242-5		8/30/2001	Family		1	No	No	
DANDRAIA DONALD		1213-140		11/8/1999	Family		1	No	No	F

BUILDING PERMITS

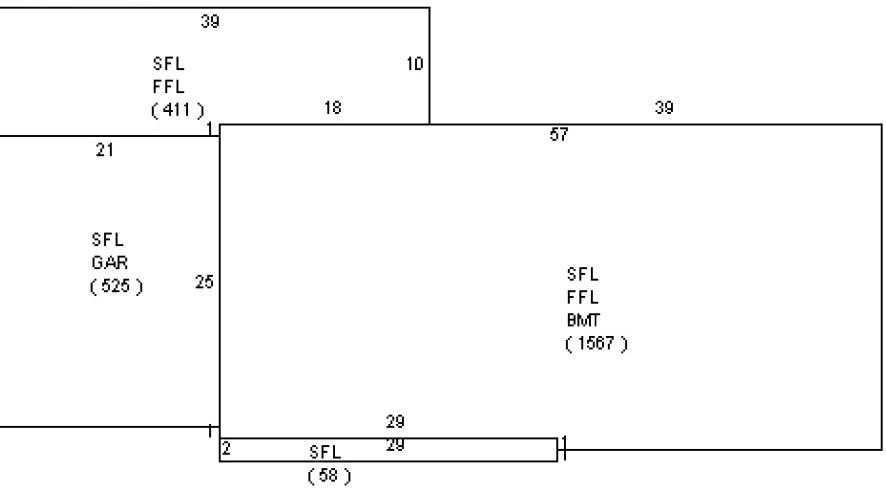
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2015	872	Siding	32,000		7/3/2015			Remove existing st

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
5/29/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 9	- Contemporary			Full Bath: 4	Rating: Good			RESIDENTIAL GRID									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 6	- Stucco			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1									
Color: beige				A Kits: 1	Rating:			Level: FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Average			Other:									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper:									
Grade: B-	- Good (-)			CONDOS INFORMATION				Lvl 2:									
Year Blt: 1989	Eff Yr Blt:			Location:				Lvl 1:									
Alt LUC:	Alt %:			Total Units:				Lower:									
Jurisdct:	Fact: .			Floor:				REMODELING				RES BREAKDOWN					
Const Mod:				% Own:				Exterior:	No Unit RMS BRS FL			1	8	4			
Lump Sum Adj:				Name:				Interior:									
INTERIOR INFORMATION				DEPRECIATION				Additions:									
Avg Ht/FL: STD				Phys Cond: GD	- Good			Kitchen:									
Prim Int Wal 1	- Drywall			Functional:				Baths:									
Sec Int Wall: 1	%			Economic:				Plumbing:									
Partition: T	- Typical			Special:				Electric:									
Prim Floors: 3	- Hardwood			Override:				Heating:									
Sec Floors: 4	- Carpet			Total: 11	%			General:	Totals			1	8	4			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 125.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 0.88132846				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3	- Typical			Const Adj.: 0.99742496													
Insulation: 2	- Typical			Adj \$ / SQ: 109.882													
Int vs Ext: S				Other Features: 134000													
Heat Fuel: 2	- Gas			Grade Factor: 1.21													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	%			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 860973													
% Com Wal	%			Depreciation: 94707													
				Depreciated Total: 766266													
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 107.0-0005-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	15X18	G	AV	1989	4.55	T	24	101			900		900
19	Patio	D	Y	1	1989	AV	GD	1989	3.05	T	18	101			4,000		4,000
12	Pool-Gunite	D	Y	1	15X30	A	AV	1989	23.64	T	24	101			8,100		8,100
More: N	Total Yard Items:	13,000		Total Special Features:			Total:	13,000		IMAGE				AssessPro Patriot Properties, Inc			